

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

February 18, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:36 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster
Arthur Munoz,
Craig Nicholson,
Nathan Walter, Mr. Beyerle (unit 208), Ms. Xie (unit 222), Ms. Leyva (unit 369), Joe Mora (unit 313) and representing Enviroscaping,
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Meeting Minutes: The **January Board Meeting minutes** (1/14/10) were reviewed and **approved** as presented.

Treasurer's Report:

	January '10	YTD
Total Income	\$62,590.00	\$62,590.00
Operating Expenses	23,908.24	23,908.24
Reserve Expenditures	3,329.23	3,329.23
Total Expenditures	27,237.47	27,237.47
Transfer to Reserve	(35,352.53)	(35,352.53)
Transfer from Reserve	0	0
Total in Savings	\$911,435.91	
Total Assets	\$944,413.10	

James N. reported Operating Expenses are approximately 2% below budget. The **January** Treasurer's Report was unanimously **accepted** as presented.

James N. distributed a copy of the CPA audit and the earthquake policy to the Board. The 2009 correspondence file was given to the Association.

Requests by Owners

Via correspondence, Ms. Innocenti (unit 123) addressed **Exercise Room** issues with the Board; Arthur M. reported all equipment working; can use some upgrades possible new floor padding; the Board approved \$1,500 for upgrades.

Mr. Walter (unit 353) discussed gas supply line installation on building exterior necessary for installation of a **tank-less water heater** in his unit. Board tabled until next month.

Mr. Nicholson (unit 247) discussed his water supply line "**slab leak**" for his unit and requested reimbursement for waterline replacement, slab, and drywall repair. Mr. Nicholson will prepare a narrative on what happened and the Board will seek a legal

opinion (from Atty Jim Smith) on who is responsible for the cost of the repair, according to the Grove CC&R's.

Old Business

The Board addressed:

- **Dry rot:** repair by Seaview Construction in progress to exterior siding above unit 120 (bldg. 7630)
- **Building 7606 improvements:** discussed project status, approved bid from Ehlen (structural engineers) for plans (\$3,600) and will schedule meeting with a few board members to clarify proposal.
- **Entry gate system:** Craig N. discussed options with Consolidated and will receive bid for installing a separate system for the pool and exercise room;
- **Trash enclosure upgrade:** tabled until next meeting.

New Business

Items addressed:

- **Damaged parking sign (7628):** James N. reported a sign at SW corner of Bldg 7628 was damaged by a tenant of #224; owner will be billed for sign replacement; Todd will order new sign and research cost from last time;
- **Enviroscaping Landscape proposal:** Board discussed bid; same price as currently with Progressive but will have a worker on site 5 days a week instead of four; price will include regular cleaning of the trash enclosures and hauling away of green waste; Board approved bid with minor detail changes, Board unanimously approved contract with Progressive Care (30-day notice required) to terminate on 3/31/10 and Enviroscaping contract to start on April 1, 2010.
- **Phase I** – adding extra parking spaces, tabled.
- **Rental Policy** – tabled.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:36 PM.

The next Board meeting is scheduled for **Thursday, March 11, 2010, at 6:30 PM**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe